

3/31/08 - Monday, March 31, 2008

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of March 31, 2008

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, FitzGerald, Kayser, Waedt, Vande Loo, Kaiser

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. **REZONING (Z-1409-08) - I-1 to CBDP, Luther Hospital Parking, Cameron Street**
and
SITE PLAN (SP-0808) - Parking Lot, Cameron Street

Ayres Associates has submitted a request to rezone property on the south side of Cameron Street, west of the City trail, from I-1 to CBDP, and to approve the site plan for a parking lot. The Comprehensive Plan shows the area as being appropriate for CBD zoning. The site plan shows a 211-stall parking lot with access off the west end of Randall Street and an existing curb cut to Cameron Street. The City plans to relocate the trail around the parking lots and connect with Cameron Street at the street intersection. Mr. Tufte noted that the traffic control islands need to be curbed and provided with shade trees which will better define the entrances to the parking lot. The Waterways and Parks Commission recommended approval.

Disa Wahlstrand, Ayres Associates, appeared in support. She stated that they will provide all the conditions of the staff report. No one appeared in opposition.

Mr. FitzGerald moved to recommend approval with the conditions listed in the staff reports. Mr. Vande Loo seconded and the motion carried.

2. **REZONING (Z-1410-08) - R-3P to R-3P and C-2P, Westridge, Hwy. 312**
and
PRELIMINARY PLAT (P-2-08) - Preliminary Condo Plat, Senior Housing
and
CERTIFIED SURVEY MAP (CSM-02-08) - CSM for Right-of-way Dedication
and
SITE PLAN (SP-0809) - Senior Condo Apartments

RHS Companies has submitted a request to rezone property located on the south side of STH "312", west of Mill Run Road, from R-3P to R-3P and C-2P, and to adopt the General Development Plan for commercial development, the site plan for a senior campus condo project, the pre-condo plat for this project, and the Certified Survey Map (CSM) with right-of-way dedication for Stonewood Drive. The revision to this residentially zoned development is an amendment to an existing General Development Plan for this area. The narrative for the commercial matches the General Development Plan for the other adjacent C-2P properties within the development. The Comprehensive Plan>

The site plan shows the layout for the senior condo project consisting of 12 four-plexes with seven single units, for a total of 55 units. Mr. Tufte commented on the one-unit dwellings and that the most easterly unit should be removed with some open space feature substituted in its place. Mr. Levandowski commented that the single units seem out of place with the larger apartment buildings within the development.

Fred DeVillers, RHS Companies, spoke in support. He stated that they support the staff recommendations, including removing the east single unit. The single units were included to provide a wider market for the units. They will be offering services for all the occupants of the condo area from the main senior building.

Mr. Vande Loo moved to recommend approval of the rezoning and the additional items with the conditions listed in the staff report. Mr. Kaiser seconded and the motion carried.

3. **REZONING (Z-1411-08) - TR-1A to R-1, 2729 Vine Street**
and
CONDITIONAL USE PERMIT (CZ-0807) - Garage, 2729 Vine Street

Michael Weichert has submitted a request to rezone two parcels from temporary R-1A to R-1. The property has existing water and sewer utilities. The rezoning will also allow the applicant to apply for a garage expansion on this property. Mr. Weichert is proposing to add 672 square feet to an existing 1,008 square foot detached garage. The height of the addition will match the existing garage.

Mr. Weichert appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the rezoning and approve the conditional use permit for the garage with the conditions in the report. Mr. Vande Loo seconded and the motion carried.

4. **CONDITIONAL USE PERMIT (CZ-0805) - Day Care Center, 2140 Sherwin Avenue**

Mr. Tufte reported that this item had been tabled from the March 17, 2008 meeting. The applicant has been out of town and has not submitted information in time for this meeting. This item should be postponed until the applicant provides revised information.

Mr. Kayser moved to table consideration until the applicant resubmits information. Mr. Waedt seconded and the motion carried.

5. **ANNEXATION (08-3A) - Kulig Petition, Town of Washington**

Mr. Reiter presented a petition to annex land from the Town of Washington between London Road and Hwy. 93. This is the site of a former athletic club. City utilities are available to the site in London Road. Staff anticipates that the building will be removed and a new development will be presented to the City.

Mr. FitzGerald moved to recommend approval. Mr. Waedt seconded and the motion carried.

6. **WEST BANK REDEVELOPMENT DISTRICT - Conformance with Comprehensive Plan**

Mr. Reiter presented a brief history of previous redevelopment districts created in the City for redevelopment of blighted areas. The proposed West Bank District, located north of W. Madison Street along Oxford Avenue north to the Railroad Bridge, would become the sixth district managed by the Redevelopment Authority. Mr. Reiter read from the Comprehensive Plan the paragraphs which recommend redevelopment along the rivers and, in particular, this industrial area facing the Chippewa River. Mr. Schatz also reported that the Authority staff has already had a meeting with property owners about the potential district. The Redevelopment Authority will prepare a plan which will be presented at a public hearing in May. This plan will also be brought back to the Plan Commission for comment.

Mr. Vande Loo moved to find the designation of the district in conformance with the Comprehensive Plan. Mr. FitzGerald seconded and the motion carried. Mr. Kaiser abstained.

7. **Minutes**

The minutes of the meeting of March 17, 2008, were approved.

Fred Waedt
Secretary